

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER SIX (6), OF COLONY CREEK COUNTRY CLUB PHASE I, RESUBDIVISION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 53D & 54D, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/08/2004 and recorded in Document 200416801 real property records of Victoria County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/06/2018

Time: 11:00 AM

Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by LUCIANO J. SARABOSING JR, provides that it secures the payment of the indebtedness in the original principal amount of \$216,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2005-AHL, Mortgage Pass-Through Certificates, Series 2005-AHL is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2005-AHL, Mortgage Pass-Through Certificates, Series 2005-AHL c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2005-AHL, Mortgage Pass-Through Certificates, Series 2005-AHL obtained a Order from the 135th District Court of Victoria County on 07/14/2017 under Cause No. 17-05-81100-B. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

FILED

2017 NOV 29 P 12:44



COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2017 DEC 14 A 8:31

Matter No.: 059293-TX

Date: December 12, 2017

County where Real Property is Located: Victoria

DH
Ricci Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

ORIGINAL MORTGAGOR: PABLO NARVAIZ JR. AND MARY P. NARVAIZ, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/31/2014, RECORDING INFORMATION: Recorded on 4/2/2014, as Instrument No. 201403513,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER FORTY-THREE (43) AND THE NORTHWEST ONE-HALF (NW 1/2) OF LOT NUMBER FORTY-FOUR (44), IN BLOCK NUMBER SIX (6), OF CIMARRON UNIT I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 39 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/6/2018**, the foreclosure sale will be conducted in **Victoria** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

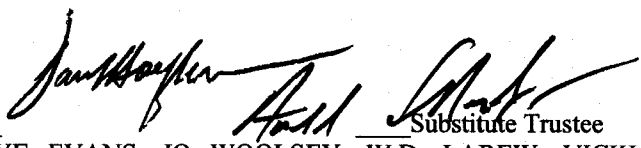
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 059293-TX

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: _____


Substitute Trustee
LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI
HAMMONDS, ARNOLD MENDOZA, PAUL A. HOEFKER,
ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

2018 JAN -2 P 2:33

P. D. Cooley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:** LOT THIRTEEN (13), in BLOCK TWO (2), of Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas according to the established map and plat of record in Volume 3, Page 28, of the Plat Records of Victoria County, Texas.

2. **DATE, TIME, AND PLACE OF SALE:**

The sale is scheduled to be held at the following date, time, and place:

DATE: February 6, 2018

TIME: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 1:00 pm.

PLACE: Victoria County Courthouse in Victoria, Texas, at the following location: 101 N. Bridge St., Victoria, Texas 77901 on the steps of the Courthouse.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **TERMS OF SALE:**

The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated August 21, 2015, executed by Aldo Alan Quintero-Rodriguez to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201509388 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

Date: August 21, 2015

Recording Information: Instrument Number 201509388 of the Official Public Records of Victoria County, Texas.

Obligor/Current Owner of Record: Aldo Alan Quintero-Rodriguez

Property Description: LOT THIRTEEN (13), in BLOCK TWO (2), of Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas according to the established map and plat of record in Volume 3, Page 28, of the Plat Records of Victoria County, Texas.

Assert and protect your rights as a member of the armed forces under the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Questions concerning the sale may be directed to Kelly Garrett Kucera, Attorney, PO Box 5393, Victoria, Texas, 77903, 361-576-0145.

DATED January 2, 2018.

Kelly Kucera

Kelly Garrett Kucera, Attorney
101 W. Goodwin Ave, Suite 302
Victoria, Texas 77901
(361) 576-0145

NOTICE OF TRUSTEE FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is described as follows:

Being Lot Number One (1), in Block Number Seven (7), of Woodway Section I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 2 of the Plat Records of Victoria County, Texas.

Being the same property as described in Deed from Platinum Home Investments, LLC to Kenneth Bruno, dated March 14, 2014, recorded under Clerk's File No. 2014002921, Official Records of Victoria County, Texas.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

Date: February 6, 2018

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: **At the Front of the East Side Door of VICTORIA COUNTY COURTHOUSE located at 115 N. Bridge St., Victoria, Texas**, said location having been designated by the county commissioners of Victoria County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Kenneth A. Bruno and wife, Jody Bruno**. The deed of trust is dated July 13, 2015 and recorded as Document 201508274, Official Records of Victoria County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described in a promissory note dated July 13, 2015 in the original principal amount of **\$262,700.00**, executed by **Kenneth A. Bruno** and payable to the order of **Community Bank of Victoria, Victoria, Texas**. **Community Bank of Victoria, Victoria, Texas** is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: January 3, 2018




LAYNE BRANDT, Trustee
COMMUNITY BANK OF VICTORIA,
VICTORIA, TEXAS, A BRANCH OF
FIRST STATE BANK, YOAKUM, TEXAS
P. O. Box 778
Yoakum, Texas 77995
(361) 293-3572 Telephone
(361) 293-9133 Facsimile



KENNETH E. KVINTA
KENNETH E. KVINTA, P.C.
403 W. Grand
P. O. Box 775
Yoakum, Texas 77995
(361) 293-2352 Telephone
(361) 293-3832 Facsimile

FILED

2018 JAN -4 P 12:08


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

Notice of Trustee's Sale

Date: January 10, 2018

2018 JAN 10 P 3:11

Trustee: Stephen A. Beal

Street Address for Trustee: 104 S. Pecos Midland, Midland County, Texas
89709 CLERK
VICTORIA COUNTY, TEXAS

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated May 31, 2016, from Maker, Guadalupe Pineda Rosas to Payee, BP-Residential, L.L.C., in the original principal amount of \$103,500.00

Deed of Trust

Date: May 31, 2016

Recording Information: Filed on June 13, 2016, and recorded under document number 201606472 Official Public Records of VICTORIA County, Texas

Grantor: Guadalupe Pineda Rosas

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Twelve (12), in Block Number Two (2), of NORTH BON-AIRE SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the map and plat thereof recorded in Volume 3, Page 40 Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): February 6, 2018

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its

equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.


The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."


STEPHEN A. BEAL, TRUSTEE

2018 JAN 10 P 3:12

DG
Deidi Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: January 10, 2018

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated November 1, 2010, from Maker, Mr. Steven Dean Lawrence and Ms. Kimberly Ann Lawrence, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$49,000.00

Deed of Trust

Date: November 1, 2010

Recording Information: Filed on November 1, 2010, and recorded under document number 201010578 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Steven Dean Lawrence and Ms. Kimberly Ann Lawrence, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Twenty-one (21), in Block Number (10), of the PARKWOOD SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 26 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): February 6, 2018

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

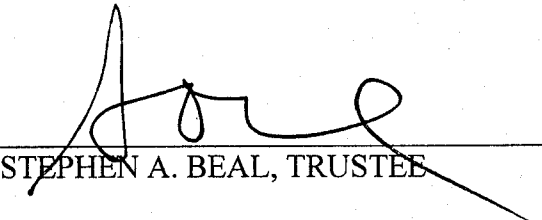
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."


STEPHEN A. BEAL, TRUSTEE

2018 JAN 11 A 10:37

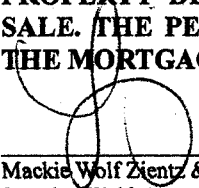
NOTICE OF FORECLOSURE SALE

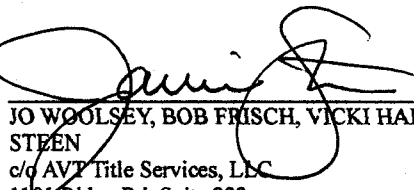
DG
Deirdre Casley
COUNTY CLERK

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/05/2008 and recorded in Document 200807041 real property records of Victoria County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 02/06/2018
Time: 11:00 AM
Place: Victoria County Courthouse, Texas, at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by CHRISTOPHER ALLEN URBAN AND KRISTA URBAN, provides that it secures the payment of the indebtedness in the original principal amount of \$46,989.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

**THE STATE OF TEXAS)
COUNTY OF VICTORIA)**

Being a 2.00 acre tract of land situated in the W. H. Allen Survey, Abstract No. 420, Victoria County, Texas, said tract being a portion of Farm Lot 49 of the W. A. Wood Subdivision as recorded in Volume 29, Page 1 of the Deed Records of Victoria County, Texas, said 2.00 acre tract also being the same tract of land conveyed from Pamela Joy Cotton Stolz to Shane S. Stolz by deed dated February 3, 2004 as recorded in Official Records Instrument # 200401617 of Victoria County, Texas, said 2.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 60D nail in a fence corner post found for the South corner of the herein described tract, said 60 nail also being the West corner of a 2.00 acre tract of land conveyed from Benito Perez, et ux to Karla A. Wackar as recorded in Official Records Instrument # 200603950 of said county and in the northeast right-of-way line of Burroughsville Rd

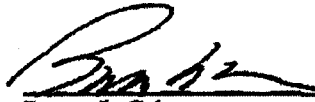
THENCE, North 45°00'00" West, with the northeast right-of-way line of Burroughsville Rd, a distance of 267.50 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract, said iron rod also being the South corner of a 14.00 acre tract of land conveyed from Aloom Well Service, Inc. to James R. Garcia, et ux as recorded in Volume 268, page 601 of the Official Records of said county;

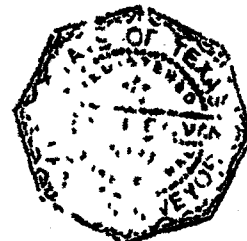
THENCE, North 59°54'00" East, with the common line of the 14.00 acre Garcia tract, a distance of 418.52 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the herein described tract, said iron rod also being the West corner of a 15.00 acre tract of land conveyed from Marlin W. Frederick and Betty Frederick to Jose B. Lopez as recorded in Official Records Instrument # 199907885 of said county,

THENCE, South 45°00'00" East, with the common line of the 15.00 acre Lopez tract, a distance of 163.40 feet to a 1 inch diameter iron pipe found for the East corner of the herein described tract, said iron pipe also being the North corner of the 2.00 acre Wackar tract,

THENCE, South 45°30'00" West (basis of bearing), with the common line of the 2.00 acre Wackar tract, a distance of 404.45 feet to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds 2.00 acres of land, more or less

The foregoing Fieldnote Description is based on an actual survey made under my supervision in January 2008 and is true and correct to the best of my knowledge and belief.


Benne L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



1-16-08

EXHIBIT A

W KU

Address of Substitute Trustee:

Jennifer M. Duplissey
c/o Holland & Knight LLP
1100 Louisiana, Suite 4300
Houston, Texas 77002
Attn: L. Bradley Hancock

FILE No. 9330
County Clerk, Victoria County, Texas

FILED

2018 JAN 12 P 2:12

DG
Debi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS)
)
COUNTY OF VICTORIA)

RECITALS:

1. **120-MP VICTORIA, LTD.**, a Texas limited partnership ("***Borrower***") executed and delivered (a) that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as modified, amended and assigned, from time to time, the "***Deed of Trust***"), dated as of February 8, 2007, to **ROBERT A. ROSENTHAL**, as Trustee, for the benefit of Citibank, N.A. ("***Original Lender***"), the Deed of Trust being recorded on February 15, 2007, as Instrument No. 200701974 of the Official Public Records of Victoria County, Texas, conveying certain land described on ***Exhibit A*** attached hereto and made part hereof (the "***Land***"), together with all fixtures installed on said land, all Leases and Rents and Profits, all entitlements, appurtenances, easements, rights and privileges pertaining to said land and all of said real and personal property, including, without limitation, all water rights and development rights, and any land lying in the streets, roads or avenues adjoining the Land or any part thereof (collectively, the "***Deed of Trust Pledged Property***"), and (b) that certain Absolute Assignment of Rents and of Landlord's Interest in Leases, dated as of February 8, 2007, (as modified, amended and assigned, from time to time, the "***ALR***"), recorded on February 15, 2007, as Instrument No. 200701975 of the Official Public Records of Victoria County, Texas, whereby Borrower unconditionally and absolutely assigned all of Borrower's right, title and interest in and to the Leases and Rents and Profits (as such terms are defined in the ALR) to Original Lender (collectively, the "***ALR Pledged Property***"). The Deed of Trust Pledged Property and the ALR Pledged Property being hereafter referred to as the "***Property***." All capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Deed of Trust and the ALR.

2. Said conveyances were made for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the indebtedness evidenced by that certain Fixed Promissory Note (the "**Note**"), dated as of February 8, 2007, executed by Borrower, as maker, payable to the order of Original Lender, in the stated principal amount of \$3,365,000.00, as such Note is described in the Deed of Trust. The Note, Deed of Trust, ALR and all other documents evidencing, governing or securing the Loan are hereinafter collectively referred to as the "**Loan Documents**."

3. The Deed of Trust was assigned by Original Lender to **ONE WEST BANK, FSB** ("**OWB FSB**") pursuant to that certain Assignment of Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated effective November 10, 2010, recorded on January 31, 2011, as Instrument No. 201101045 of the Official Public Records of Victoria County, Texas. The ALR was assigned by Original Lender to OWB FSB pursuant to that certain Assignment of Absolute Assignment of Rents and of Landlord's Interest in Leases, dated effective November 10, 2010, recorded on January 31, 2011, as Instrument No. 201101042 of the Official Public Records of Victoria County, Texas.

4. Effective February 28, 2014, OWB FSB was renamed **ONEWEST BANK, NATIONAL ASSOCIATION** ("**OWB N.A.**") and changed from a federal savings bank to a national bank.

5. Effective as of August 3, 2015, **CIT GROUP INC.** ("**CIT**") acquired **IMB HOLDCO LLC**, the parent company of OWB N.A. **CIT BANK**, a Utah-state chartered bank and wholly owned subsidiary of CIT, merged with and into OWB N.A., with OWB N.A. surviving as a wholly-owned subsidiary of CIT with the name **CIT BANK, NATIONAL ASSOCIATION** ("**Lender**").

6. Borrower and Lender entered into that certain Modification Agreement (Short Form) dated as of March 28, 2017, recorded on March 30, 2017, as Instrument No. 201703615 of the Official Public Records of Victoria County, Texas.

7. The Note and all indebtedness evidenced thereby, including, but not limited to, principal, interest and attorneys' fees and expenses, together with all indebtedness described in and secured by Deed of Trust and/or the Loan Documents are hereinafter collectively referred to as the "**Indebtedness**."

8. By instrument dated as of January 9, 2018, recorded in the Official Public Records of Victoria County, Texas, styled Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, Lender removed **ROBERT A. ROSENTHAL** and any successor or substitute trustee appointed by unrecorded document or otherwise (collectively, the "*Original Trustee*"), as Trustee under the Deed of Trust, and appointed **JENNIFER M. DUPLISSEY** as the Substitute Trustee thereunder to succeed to and become vested with all of the estate and title of the Original Trustee, as Trustee, in the Deed of Trust Pledged Property, and with all the rights, powers, privileges and authority vested in the Original Trustee, as Trustee, by the terms and conditions of the Deed of Trust.

9. The Indebtedness has matured by its own terms and as such, the Indebtedness is now wholly due and payable.

10. Lender, the present owner and holder of the Indebtedness secured by the Deed of Trust and the Loan Documents, is the beneficiary under the Deed of Trust, and has therefore requested that **JENNIFER M. DUPLISSEY**, as Substitute Trustee, sell the Property as provided in the Deed of Trust and the ALR in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

NOTICE OF SALE:

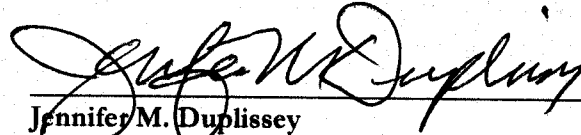
NOTICE IS HEREBY GIVEN, that on **Tuesday, the 6th day of February, 2018**, beginning no earlier than 10:00 a.m. CST and commencing within three (3) hours of such time at the area in front of the East door of the Victoria County Courthouse, located at 115 North Bridge Street, Victoria, Victoria County, Texas, said area having been designated for conducting foreclosure sales in Victoria County by the Commissioners' Court of Victoria County, Texas through that certain document recorded in Volume 1455, Page 522 (Instrument No. 234278) in the Official Public Records of Victoria County, Texas, or at such other place as may be designated by the Commissioners' Court of Victoria County, Texas, I, the undersigned, or my successor as may be later appointed, as Substitute Trustee under the Deed of Trust, will sell the Property by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Lender (or its assignee of the Loan Documents, hereinafter, the "Assignee") may bid and become the purchaser of the Property, and all or a portion of the bid of Lender (or the Assignee) may consist of a credit to be given against the Indebtedness owing. If Lender (or the Assignee) is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible. After commencing the sale, the Substitute Trustee conducting the sale may from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day. Lender may withdraw the Property or cancel the foreclosure sale at any time prior to the commencement of the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

[Remainder of Page Intentionally Left Blank; Signatures Appear on the Following Page]

EXECUTED as of the _____ day of January, 2018.

SUBSTITUTE TRUSTEE:

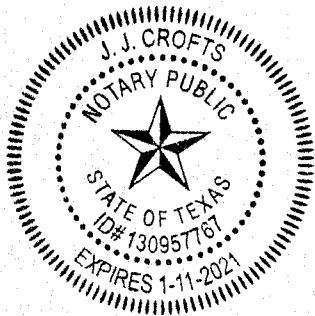


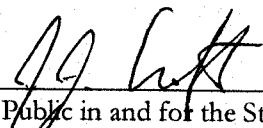
Jennifer M. Duplissey

STATE OF TEXAS)
)
COUNTY OF Wm)

This instrument was acknowledged before me on the 11 day of January, 2018, by **JENNIFER M. DUPLISSEY**, solely in her capacity as Substitute Trustee.

(SEAL)





Notary Public in and for the State of Texas

J. J. Crofts

Notary's Name Typed or Printed

My Commission Expires:
01-11-2021

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Lot One-R (1R), Block 128, ORIGINAL TOWNSITE RESUBDIVISION NO. 32, an Addition to the City of Victoria, VICTORIA County, Texas, according to the map or plat thereof recorded in Volume 7, Page 83-C, of the Plat Records of VICTORIA County, Texas.



NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING all of Lot No. Four (4), Block No. ONE (1) of ARROYO PARK SUBDIVISION, a Subdivision in Victoria County, Texas, having a physical address of 807 Mesquite Lane, Victoria, Texas 77901;

SAVE AND EXCEPT, all of the oil, gas and other minerals lying in, on and under the above-described lot, which shall be retained by Vendor and being subject to all easements, reservations, and other matters of record in the Office of the County Clerk of Victoria County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Contract for Deed (referred to herein as "Contract For Deed") dated July 1, 2013, between Victoria Management Company, Inc., as Vendor, and David Cecil, as Vendee.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: February 6, 2018

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: At the area in front of the east door of the courthouse building, located at 115 North Bridge Street, in Victoria, Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court Courthouse

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Contract for Deed permitting the Vendor thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Contract for Deed at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Contract for Deed, the Vendor has the right to direct the Trustee (substitute or successor trustee) to sell the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Texas Property Code. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial Contract for Deed lien foreclosure sale being conducted pursuant to the power of sale granted by the Contract for Deed executed by Victoria Management Company, Inc. and David Cecil.

6. Questions concerning the sale may be directed to the undersigned or to the Victoria Management Company, Inc., c/o Brendan Holm, 119 S. Main, Victoria, Texas 77901.6.

7. *Default and Request to Act.* Default has occurred under the Contract for Deed, and the Vendor has requested me, as substitute and successor trustee, to conduct this sale. Notice is given that before the sale the Vendor may appoint another person substitute or successor trustee to conduct the sale.

Dated January 12, 2018

FILED

2018 JAN 12 P 4: 28

DG
Heidi Easley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Craig Langford
Trustee
P. O. Box 550, Victoria, Texas 77902

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Heidi Easley

Heidi Easley County Clerk
Victoria County Texas

January 12 2018 04 21 11 PM

DENAG

FEE \$20.00

N

201800531

ORIGINAL SCANNED &
RETURNED TO:

Craig Langford

DATE 12-2018

FILED

NOTICE OF TRUSTEE'S SALE

2018 JAN 16 A 8:48

The State of Texas §

County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:
D. J. Proby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

WHEREAS, by Deed of Trust dated June 20, 2008, Latonya Robinson and Bobby Robinson conveyed to J. Milton Chapman, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number TWO (2), in Block Number ONE (1), of HABITAT FOR HUMANITY OF VICTORIA SUBDIVISION NO. 2, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 9

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$51,302.56 executed by Latonya Robinson and Bobby Robinson, and made payable to the order of Golden Crescent Habitat for Humanity f/k/a Habitat for Humanity, Victoria (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 200807567 of the Official Records of Victoria County, Texas (herein "Deed of Trust");

WHEREAS, that certain Deed of Trust also secures a Promissory Note of even date in the principal amount of \$4,000.00, which is also fully due and payable; and

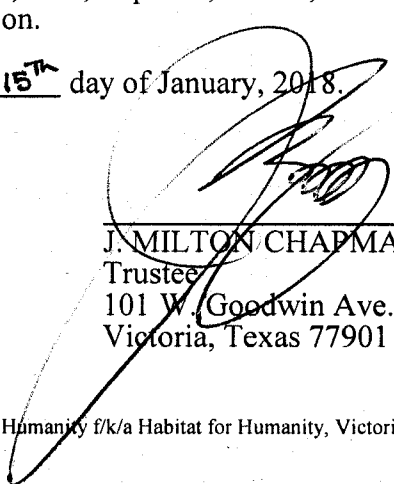
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 6, 2018 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, (being FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 10:00 A.M., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 15th day of January, 2018.



J. MILTON CHAPMAN
Trustee
101 W. Goodwin Ave., Suite 700
Victoria, Texas 77901